



**Hayward  
Tod**

**4/5 bedroom Detached House | Pinecroft | Carlisle | CA3 0DB**

**£340,000**





Sizeable family home in a popular north city location. Good garden. Flexible accommodation with scope for single level living/annex if desired.

entrance hallway | sitting room | dining room/snug | kitchen | utility | office/ground floor bed 5 | ground floor shower room | additional sitting room | main bedroom with en-suite shower | three further bedrooms | family bathroom | driveway parking | rear patio and generous lawned garden | double glazing | gas central heating | EPC D | council tax band E

#### APPROXIMATE MILEAGES

M6/J.44 0.8 | Central Carlisle/Station 2.4 | Lake District - Ullswater 28 | Newcastle International Airport 56

#### WHY PINECROFT?

A popular residential development to the north of the city, Pinecroft is well located for access to a wide range of amenities as well as public transport links. The main road network is close to hand, with the M6 motorway being just a couple of minutes drive and the city centre also being within easy reach. There are a number of shops and supermarkets within a short distance as well as Kingmoor Primary School.

#### ACCOMMODATION

Offering considerable flexibility the internal accommodation has been previously reconfigured to provide additional ground floor living space which could be utilised as a self contained one bed annex with minimal reconfiguration. There is already a shower room and bedroom, with the larger space making an ideal living/kitchen. Alternatively the space would make a great home office and second sitting room/playroom. To the rear of the property is a modern kitchen and dining/snug space which has double doors to the rear garden. The incoming buyer may wish to combine these two spaces to create a larger open plan layout.

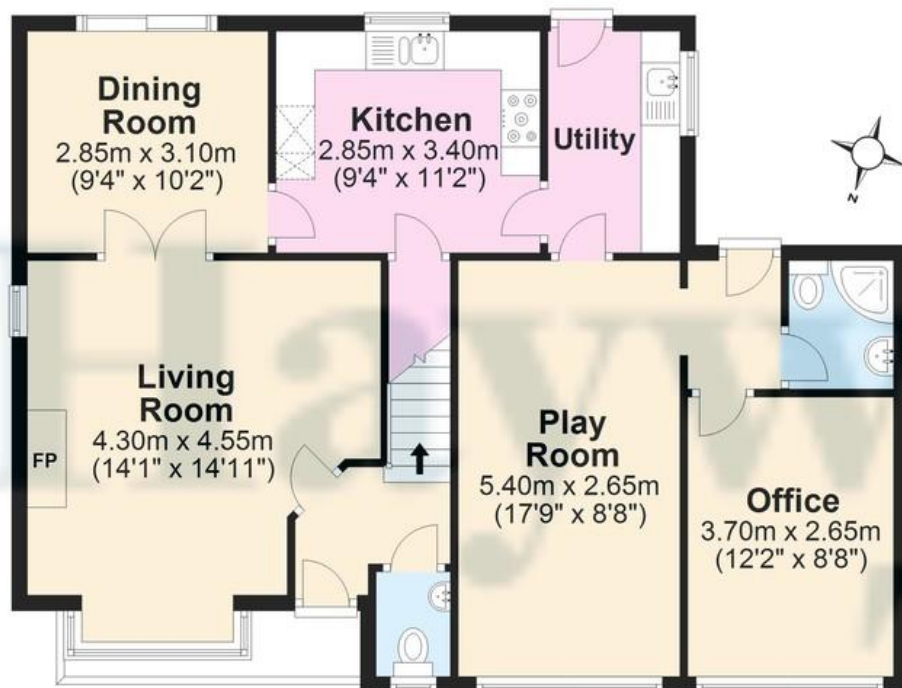


Double doors lead from here to the sitting room at the front of the property. To the first floor are four bedrooms, the largest of which has an en-suite shower. There is also a family bathroom. Externally the property sits within a larger than average plot and has driveway parking for at least two cars. The rear garden is mostly lawn with a patio area off the rear of the property. There is an additional strip to the side of the property which provides space for storage sheds.



## Ground Floor

Approx. 79.6 sq. metres (856.9 sq. feet)



## First Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 141.0 sq. metres (1517.7 sq. feet)

### Contact

6 Paternoster Row,  
Carlisle Cumbria CA3 8TT

01228 810 300  
info@haywardtod.co.uk  
haywardtod.co.uk

### Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.